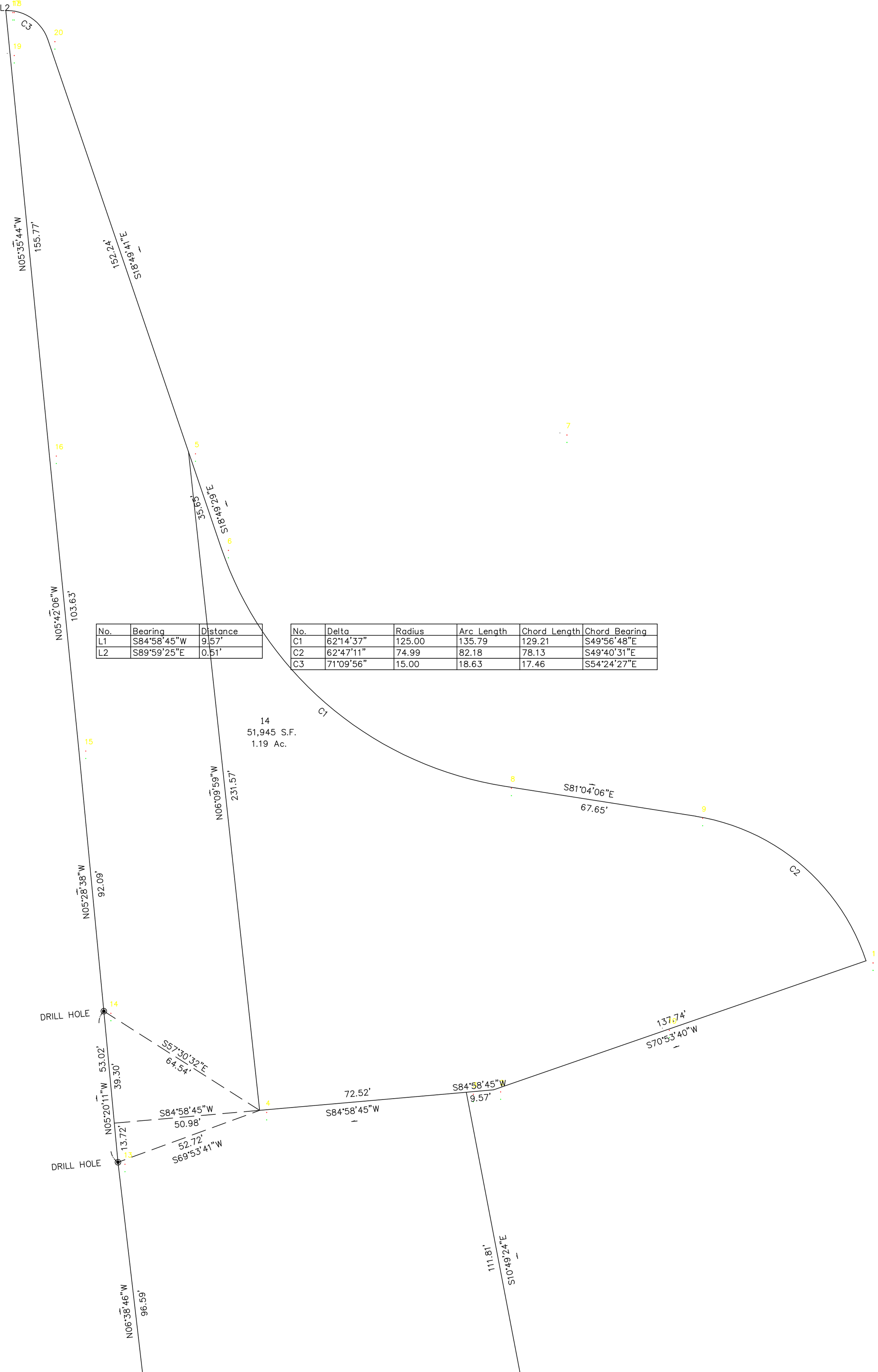


No.	Bearing	Distance
L1	S84°58'45"W	9.57'
L2	S89°59'25"E	0.51'

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	62°14'37"	125.00	135.79	129.21	S49°56'48"E
C2	62°47'11"	74.99	82.18	78.13	S49°40'31"E
C3	71°09'56"	15.00	18.63	17.46	S54°24'27"E

Command= 210-
Point#, Start#-End# or G#= 1-100

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------01-07-2025-----				09:40:30	----------	D:...\BMHOME6	
				1	5000.0000	5000.0000	
				2	4954.9164	4869.8471	TRA
				3	4954.0788	4860.3138	TRA
				4	4947.7320	4788.0721	TRA
				5	5177.9622	4763.1977	TRA
				6	5144.2191	4774.7011	TRA
				7	5184.5534	4893.0148	TRA
				8	5061.0691	4873.6078	TRA
				9	5050.5660	4940.4375	TRA
				10	4976.4755	4928.7932	TRA
				11	4844.2578	4881.3097	TRA
				12	4833.6692	4749.7451	TRA
				13	4929.6101	4738.5661	TRA
				14	4982.4003	4733.6351	TRA
				15	5074.0698	4724.8451	TRA
				16	5177.1872	4714.5496	TRA
				17	5332.2149	4699.3611	TRA
				18	5332.2148	4699.8711	TRA
				19	5317.2148	4699.8686	TRA
				20	5322.0549	4714.0662	TRA
				21	5177.9582	4763.1901	TRA
				22	4943.2706	4737.2901	INT

Point#, Start#-End# or G#= 4-

DRILL HOLE
DRILL HOLE
N05°20'11"W 53.02'
39.30'
13.72'
13
14
S84°58'45"W
50.98'
S69°53'41"W
52.72'
S57°30'32"E
64.54'
4
S84°58'45"W
72.52'
S84°58'45"W
9.57'

Nov 9 9:31 Am '98

BECKMAN LANDING

SUBDIVISION PLAN

FOR: JA DONAHUE, GA HAWKINS, ROBIE MORRILL BECKMAN, BRUCE BECKMAN HARRISON, & CHARLES HAYDEN,SR.

FARM LANE, SEABROOK, N.H.
TAX MAP 13 LOT 82

D-26746

PLAN REFERENCES

1. SEE PLAN ENTITLED "SUBDIVISION OF LAND FOR MARCIA D. FELCH AND RONALD W. WHITE IN SEABROOK, NH – SCALE: 1"=30' – AUGUST 1982" BY PARKER SURVEY ASSOC., INC. – EXETER & SEABROOK, NH – RCRD #C-11564.
2. PLAN BY ROY F. LEACH, JR., "DIVISION OF LAND FOR MARION WHITE IN SEABROOK", 1966, NOT RECORDED.
3. "PLAN OF LAND FOR ROBIE BECKMAN" PREPARED BY PARKER SURVEY, DATED JUNE 1968, NOT RECORDED.

OTHER ABUTTERS

TAX MAP 12, LOT 38
KNOWLES FAMILY TRUST
ARNOLD & JOAN E. KNOWLES, TRUSTEES
119 FARM LANE
SEABROOK, NH 03874
BK: 3020 PG: 1402

TAX MAP 13, LOT 77
CHARLES DOWNS
PO BOX 362
SEABROOK, NH 03874

TAX MAP 13, LOT 79
MICHAEL & CYNTHIA J. HARTNETT
114 FARM LANE
SEABROOK, NH 03874
BK: 2658 PG: 1301

TAX MAP 12, LOT 39
KNOWLES FAMILY TRUST
ARNOLD & JOAN E. KNOWLES, TRUSTEES
119 FARM LANE
SEABROOK, NH 03874
BK: 1501 PG: 108

ZONING REQUIREMENTS

ZONE: 2R–RESIDENTIAL
100' FRONTAGE
15,000 S.F. W/ MUNICIPAL SEWER
20' FRONT SETBACK
10' SIDE/REAR SETBACK
35' MAX. HEIGHT
25% MIN. OPEN SPACE

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.41'	N23°06'02"W
L2	13.54'	N45°24'06"W
L3	22.70'	S84°42'47"W
L4	27.59'	N07°13'57"W
L5	11.22'	N45°22'03"E
L6	25.67'	N49°34'34"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	25.01'	75.00
C2	39.86'	25.00
C3	34.14'	78.00
C4	18.86'	125.00
C5	14.25'	7.50
C6	18.63'	15.00
C7	14.46'	75.00

NOTES

1. ALL BLASTING SHALL BE DONE WITH SMALL DOSES AND THE FARMS ADJACENT TO PROPERTY SHALL HAVE 24 HR NOTIFICATION PRIOR TO DETONATION. ALL TRANQUILIZING OF THE ANIMALS SHALL BE THE COST OF THE DEVELOPER.
2. ALL LOTS IN THE SHORELAND PROTECTION ZONE TO USE NATURAL MULCH & SEEDING (AS SEEN ON E1) AND TO INCLUDE NO CHEMICAL FERTILIZER. THIS IS REQUIRED TO BE PLACED IN THE DEEDS.
3. NO INDIVIDUAL SITE WORK ALLOWED PRIOR TO ROAD CONSTRUCTION. 50,000 S.F. IN THE SHORELAND PROTECTION AND 100,000 S.F. OF TOTAL DISTURBANCE IS ALLOWED. CARE MUST BE TAKEN NOT TO EXCEED THESE CRITERIAS. THERE WILL BE NO BUILDING PERMITS ALLOWED PRIOR TO COMPLETION OF ROAD.

LEGEND

- DRILL HOLE TO BE SET
- GRANITE BOUND TO BE SET
- IRON PIN TO BE SET
- FLOODPLAIN
- WETLAND BOUNDARY
- TIDAL MARSH BOUNDARY
- PROPOSED PROPERTY LINE
- STONEWALL
- FOUND DRILL HOLE
- FOUND IRON PIN
- CENTER LINE OF MILL CREEK

GRAPHIC SCALE
0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

APPROVED – SEABROOK, NEW HAMPSHIRE PLANNING BOARD
Robert S. Brown Chm.
DATE: 9/14/98

"I CERTIFY THAT THIS PLAN IS THE RESULT OF A FIELD SURVEY, COMPLETED WITH A THEODILITE AND ELECTRONIC DISTANCE METER, THAT WAS CONDUCTED UNDER MY DIRECT SUPERVISION. THE ACCURACY OF THE CLOSED TRAVERSE EXCEEDS THE PRECISION OF 1:15,000.
SIGNED: Douglas Wollmar DATE: 7/29/98
DOUGLAS S. WOLLMAR– LICENSED LAND SURVEYOR

STATE OF NEW HAMPSHIRE NO. 852 LICENSED LAND SURVEYOR DOUGLAS S. WOLLMAR

SUBDIVISION INTENT

TO CREATE 13 LOTS + EXISTING LOT AND 1010.26 LINEAR FEET OF ROADWAY.

NO.	DATE	REVISION	
4	7/27/98	REVISED PER PLANNING BRD. MEETING	SRF
3	7/21/98	ADDED SIGHT EASEMENT & FLOOD ZONE DESIGNATIONS	SRF
2	7/1/98	ADDED SHORELAND SETBACK	SRF
1	6/4/98	REVISED PER REVIEW LETTER	SRF
5	8/19/98	REVISED & ADDED NOTES	SRF

KAB	RBJ	RBJ
DESIGNED	CHECKED	APPROVED

DRAWN

THERE SHALL BE NO DISTURBANCE OF ZONE 4 SALT MARSH (THIS NOTE TO BE PLACED IN DEEDS).

TAX MAP 13
LOT 86–1
ROBIE M. & ANNIE R. BECKMAN
128 FARM LANE
SEABROOK, NH 03874

TAX MAP 13
LOT 86
CHARLES B. & KRISTEN M. KNOWLES
302 WALTON ROAD
SEABROOK, NH 03874

TAX MAP 13
LOT 73
FRANK H. BECKMAN, JR.
13544 ESTERO ROAD
LAMIRADA, CA 90638
BK: 1125 PG: 185

TAX MAP 13
LOT 75–1
RONALD W. WHITE
58 CAUSEWAY STREET
SEABROOK, NH 03874
BK: 2452 PG: 169

TAX MAP 13
LOT 75
MARCIA D. FELCH
PO BOX 2474
SEABROOK, NH 03874
BK: 2932 PG: 2982

TAX MAP 13
LOT 80 & 81
PATRICIA F. PERKINS
120 FARM LANE
SEABROOK, NH 03874
BK: 1034 PG: 34

TAX MAP 12
LOT 41
KATHLEEN R. FOLLANSBEE
51 FOLLY MILL ROAD
SEABROOK, NH 03874
BK: 3091 PG: 1856

TAX MAP 12
LOT 42
VIVIAN A. KNOWLES
127 FARM LANE
SEABROOK, NH 03874
BK: 2687 PG: 821

TAX MAP 13
LOT 83
PAUL J. & CAROL F. VILLEMAIRE
130 FARM LANE
SEABROOK, NH 03874
BK: 2396 PG: 375

TAX MAP 13
LOT 84
RODERICK & CONSTANCE M. LOCKE
138 FARM LANE
SEABROOK, NH 03874
BK: 2266 PG: 1570

TAX MAP 12
LOT 44
ARCHIE BECKMAN
137 FARM LANE
SEABROOK, NH 03874
BK: 2707 PG: 434

TAX MAP 13
LOT 85
CLARENCE N. & LEATRICE J. PERKINS
150 FARM LANE
SEABROOK, NH 03874
BK: 2664 PG: 138

LOCUS
N.T.S.

TOTAL AREA
608,349 sq.ft.±
13.97 acres±

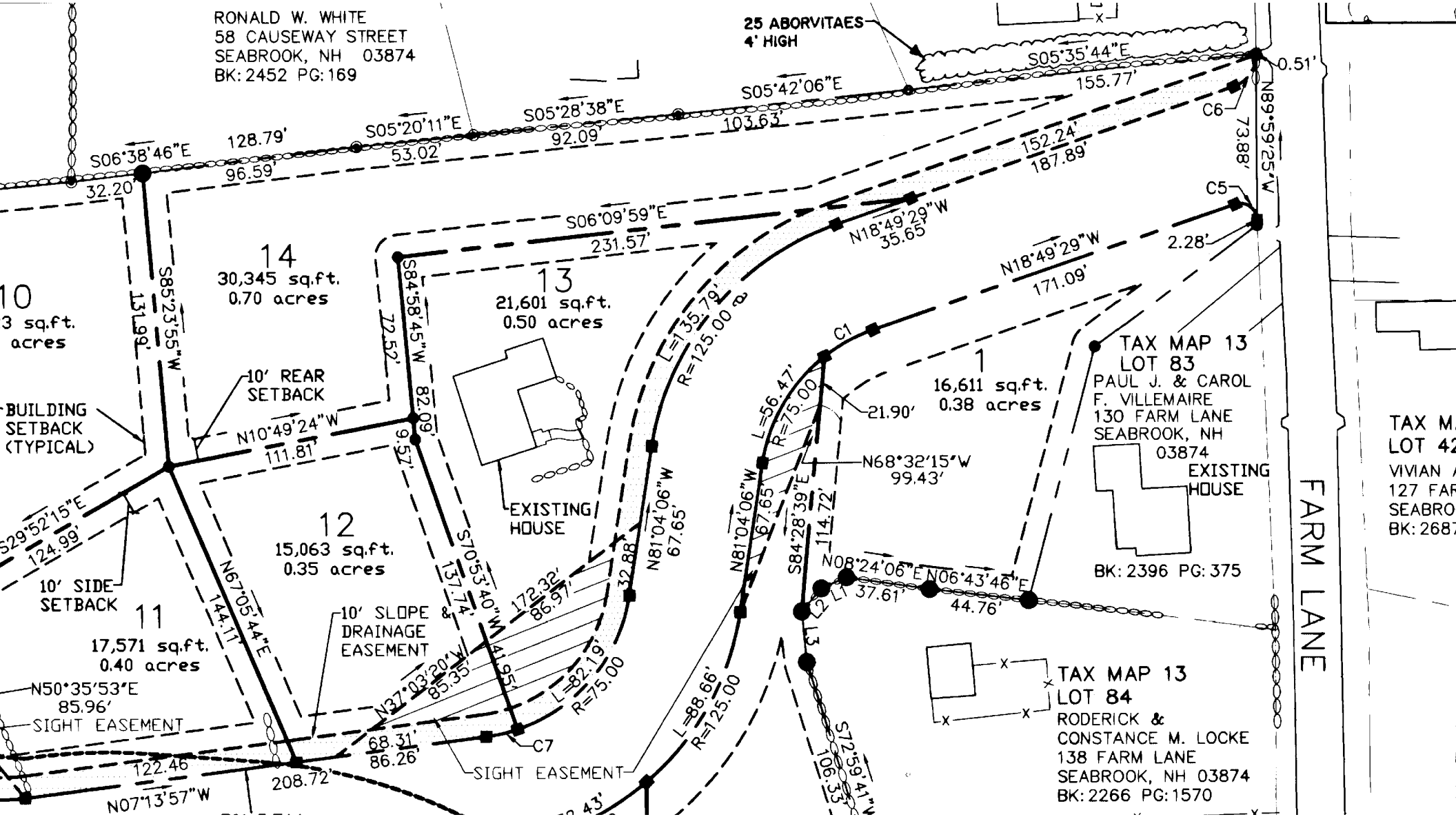
DEVELOPER
PARKWAY DEVELOPMENT CORP.
11 LAFAYETTE ROAD
N. HAMPTON, NH. 03862

OWNER OF RECORD
JEAN A. DONAHUE, GAILANNE HAWKINS, ROBIE M. BECKMAN, HAYDEN C. BECKMAN, SR., HARRISON B. BECKMAN
128 FARM LANE
SEABROOK, N.H. 03874
BK. 2950 PG. 255
TAX MAP 13 LOT 82

JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
STRATHAM, N.H. 03885
PHONE 772-4746 FAX 772-0227

DRAWING NO. A1

SCALE :	DATE :	FILE :	REV.	SHEET NO.
1"=50'	5/29/98	#98072 FARMLANE.DWG	4	1 OF 8


RONALD W. WHITE
58 CAUSEWAY STREET
SEABROOK, NH 03874
BK: 2452 PG: 169
25 ABORVITAES
4' HIGH
S06°38'46"E
128.79'
S05°20'11"E
96.59'
53.02'
S05°28'38"E
92.09'
S05°42'06"E
103.63'
S05°35'44"E
155.77'
0.51'
N89°59'25"W
73.88'
152.24'
187.89'
C6
C5
2.28'
32.20'
S06°09'59"E
231.57'
N18°49'29"W
35.65'
N18°49'29"W
171.09'
14
30,345 sq.ft.
0.70 acres
13
21,601 sq.ft.
0.50 acres
1
16,611 sq.ft.
0.38 acres
12
15,063 sq.ft.
0.35 acres
11
17,571 sq.ft.
0.40 acres
S85°23'55"W
131.99'
S84°58'45"W
72.52'
82.09'
9.57'
10' REAR
SETBACK
BUILDING
SETBACK
(TYPICAL)
N10°49'24"W
111.81'
EXISTING
HOUSE
L=135.79'
R=125.00
C1
L=56.47'
R=75.00
21.90'
N68°32'15"W
99.43'
N81°04'06"W
67.65'
S84°28'39"E
114.72'
N08°24'06"E
37.61'
N06°43'46"E
44.76'
L2
L3
TAX MAP 13
LOT 83
PAUL J. & CAROL
F. VILLEMAIRE
130 FARM LANE
SEABROOK, NH
03874
EXISTING
HOUSE
BK: 2396 PG: 375
FARM LANE
S29°52'15"E
124.99'
10' SIDE
SETBACK
N67°05'44"E
144.11'
S70°53'40"W
137.74'
172.32'
86.97'
32.88'
N81°04'06"W
67.65'
10' SLOPE &
DRAINAGE
EASEMENT
N37°03'20"W
85.35'
41.95'
L=82.19'
R=75.00
L=88.66'
R=125.00
C7
N50°35'53"E
85.96'
SIGHT EASEMENT
68.31'
86.26'
122.46'
208.72'
N07°13'57"W
SIGHT EASEMENT
S72°59'41"W
106.33'
TAX MAP 13
LOT 84
RODERICK &
CONSTANCE M. LOCKE
138 FARM LANE
SEABROOK, NH 03874
BK: 2266 PG: 1570

7/16 SENT PDFs w/TIES
7/17 spoke w/ [redacted] Harrison
we can wait til after
auction end July
he will call me

[redacted] 2 hrs ± research
calcs, prepare pdfs
N/C

called 8/29/08
left message hoping
all was OK

540 H. BECKMAN

ME6